



**Meeting
Notes**

Attendees: Jon Levenstein, Chair
Bill Dermody
Andre Garron
Karen McGinley
Robert Jones
Dave Danielson
Rick Sawyer, AICP – Planning
Gordon Leedy, AICP – VHB

Date/ Time: November 19, 2009
5 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Gordon Leedy, AICP

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- A. Gordon Leedy reviewed the progress on three chapter of the Plan: Municipal Services & Facilities; Energy & Utilities; Historical & Cultural Resources.
- Municipal Services and Facilities
 - The draft is almost finished with the most significant gap being the public works piece. We have some info, but need to have more in depth conversations to get into the details.
 - We received the HTA sewer facilities plan and are currently reviewing this information.
 - We have received information from the School District that is being incorporated into the chapter.
 - We need to track down more info on solid waste.
 - Parks and Recreation information is nearly complete.
 - We will contact the Town Manager to discuss anticipated needs for Town offices/facilities.
 - Energy and Utilities
 - We have a lot of background information collected regarding PSNH and National Grid, their rates and programs, etc.
 - We are starting to collect information on energy use by the Town as a customer and the Town as a whole (residential and business use).

- We have talked to Chris Bandazian, Town Councilor and chair of the Energy Commission. The Commission was established in August, so they are just getting their bearings now. They have not yet collected data and would be interested in whatever information we generate. They intend to learn more about Town use of energy, what capital needs the Town may have to improve efficiency, and how land could be developed in a more energy efficient (i.e. less sprawl) manner. These issues tie into the master plan nicely. Chris indicated there is stimulus money available soon for grants to do energy audits, so the Commission will oversee that effort. We will provide the Commission with information on how land use planning and energy are tied together. The Commission would like to get on the agenda of the Steering Committee, perhaps at its next meeting.
- Historical and Cultural Resources
 - We have a working draft of this chapter that needs to have some archaeological information added and few other things fleshed out.
 - This chapter will be a much more robust analysis than the previous plan (full chapter vs. 2 pages in 2000).
 - The chapter identifies resources and provides a general assessment of them and outlines the variety of federal and state resources available for resource preservation purposes.
 - We are looking for a good person to talk more about cultural resources (art, theater, festivals, summer programs, etc.). Any contact info would be helpful.

Discussion with the Committee ensued:

Dave Danielson: Questioned the septage disposal situation – are septage reception centers reliably available to accept septage from the town? If not, what are alternatives?

Karen McGinley: If sewer and water are extended along Route 101 to Wallace Road (or in other areas of town) will hookups be required, and will that fee income defray a significant portion of the cost of extension? We need to develop strategies to pay for utility extension without burdening tax payers.

Dave Danielson: Is there capacity regionally to accept solid waste at projected levels in the future? What sorts of waste reduction/recycling strategies make sense?

Dave Danielson: Regarding the energy section, we should say something regarding the Town's capacity to support wind or other alternative energy. We should also examine the potential of cooperative purchase of electricity with another community to get lower cost power.

VHB should discuss cultural events with the Recreation Dept., the Library; the School District. There are also several private organizations that do performances. The school should be encouraged to use the new theater facility at the high school for community events.

B. Build-out Scenario

- By way of background, under the CTAP program Southern NH Planning Commission is doing build-out analyses. The first one projects build-out based on current zoning; the second one uses existing zoning but screens out environmental constraints. The Town gets to choose the third build-out scenario.
- Recognizing that much of the Town's build-out is not likely to change, the following items could be considered as part of that build-out scenario:
 - i. TOD around the train station
 - ii. More mixed-use in performance zone
 - iii. Some sort of village/mixed use on Rt. 101
 - iv. Mixed use development in the Donald Street area.
 - v. Impacts of roadway to airport
- The Committee should consider any alternative that is in the realm of possibilities, whether they might support it or not. This is really an informational exercise, not policy-making. In fact, info generated during this analysis will help to shape policy. So we should use this as a way to "test the waters".

The Committee discussed densities and land use types to be used in the build-out analysis. After discussion, it appeared that reasonable residential densities may be 32 du/ac within ½ mile of the proposed rail station (TOD) and that 12-16 du/ac could be used for the rest of the Performance Zone.

Karen advocates creating a TND/mixed use overlay district that would encompass the entirety of the PZ, and be available for use in development of vacant properties as well as redevelopment within the PZ. Development of a form based zoning approach to this may be appropriate.

It was agreed that Gordon and Karen would meet at our earliest convenience to discuss this and review potential approaches to this issue in order to give direction to SNHPC in their preparation of the build-out analysis.

Dave Danielson suggested that the build-out analysis should also include conversion of 5% to 10% of existing single family homes to duplex use throughout the community.

E. Other Matters:

VHB needs to revise the project schedule and submit it to the Chair prior to the next meeting so that we can determine impacts to overall project schedule of the last few month's delays in getting these tasks complete. A part of this schedule will be to set a date for the next public forum so that logistics can be taken care of.

F. Meeting Adjourned at 7:00 PM.

Respectfully submitted by Gordon Leedy, AICP
November 20, 2009

Next meeting scheduled for BCTV on December 17, 2009 at 6 PM.